

TRANSFER  
TAX  
PAIDWARRANTY DEED  
Statutory Short Form

012206

58-4  
1# 2363

I, **MANFRED A. MATHEWS** d/b/a **M. A. MATHEWS COMPANY** of Sidney, County of Kennebec and State of Maine, for consideration paid, grant to **DAVID R. LEFEBVRE** of Waterville, County of Kennebec and State of Maine, and whose mailing address is c/o The Starting Line, Preble Street, Waterville, Maine 04901, with Warranty Covenants, the land described as follows:

PARCEL ONE

A certain lot or parcel of land, together with the buildings and improvements located thereon, situate in Waterville, County of Kennebec and State of Maine, being more particularly bounded and described as follows, to wit:

Beginning at the intersection of the northerly line of Oak Street with the westerly line of College Avenue; thence northerly along said westerly line of College Avenue, sixty-nine (69) feet, more or less, to a point; thence westerly along the southerly line of the land now or formerly occupied by the Mulhollands, one hundred seventy-four (174) feet to a point, which point is thirty-three (33) feet westerly along said north boundary from the westerly end of the present brick building; thence southerly eighty-four and five tenths (84.5) feet to the northerly line of Oak Street; thence easterly along said northerly line of Oak Street one hundred sixty-eight and five tenths (168.5) feet to the point of beginning. Meaning and intending to convey a lot of land with frontage of sixty-nine (69) feet on College Avenue and one hundred sixty-eight and five tenths (168.5) frontage on Oak Street.

Subject, however, to a Notice and Taking by the State of Maine dated February 27, 1963, and recorded in the Kennebec County Registry of Deeds in Book 1292, Page 355 to the extent it affects the premises herein conveyed.

PARCEL TWO

A certain lot or parcel of land, together with the buildings and improvements located thereon, located on the northerly side of Oak Street, situate in Waterville, County of Kennebec and State of Maine, being more particularly bounded and described as follows, to wit:

Beginning at an iron pin marking the southwesterly corner of land now or formerly of Elias Joseph and running thence westerly on Oak Street thirty-one (31) feet to an iron pin; thence northerly one hundred fifty (150) feet to an iron pin in the southerly line of the property now or formerly of George E. Shores; thence easterly in the southerly line of said Shores property forty-five and three tenths (45.3) feet to an iron pin marking the northwesterly corner of the property now or formerly of

Mulholland; thence southerly sixty-four and five tenths (64.5) feet to an iron pin marking the southwesterly corner of the said Mulholland property; thence easterly in the southerly line of said Mulholland property six (6) feet to an iron pin marking the northwesterly corner of the said Joseph property; thence southerly eighty-four and five tenths (84.5) feet to the point of beginning; as shown on a Plan of Lots owned by the Pineland Oil Company, surveyed by C. H. Crane, C.E., June 1, 1946.

Subject, however, to an easement given to Joseph Cloutier dated April 12, 1973, and recorded in the Kennebec County Registry of Deeds in Book 1631, Page 154.

#### PARCEL THREE

Also, another certain lot or parcel of land, situate in Waterville, County of Kennebec and State of Maine, being more particularly bounded and described as follows, to wit:

Beginning at an iron pin at the southwest corner of land conveyed by Sadie Blaisdell to Edward J. Mulholland, April 18, 1909, recorded in the Kennebec County Registry of Deeds in Book 485, Page 307; thence in the westerly line of said land and the easterly line of land now or formerly of Maria Cratty sixty-four (64) feet and five and one-half ( $5 \frac{1}{2}$ ) inches to an iron pin set into the ground marking the northwesterly corner of said Blaisdell-Mulholland land; thence deflecting ninety (90) degrees to the right and easterly in the northerly line of said Blaisdell-Mulholland land fifty-three (53) feet and five and three quarters ( $5 \frac{3}{4}$ ) inches to an iron pin; thence deflecting to the right ninety-nine (99) degrees fifty-three (53) minutes and southerly sixty-nine (69) feet and two and one-eighth ( $2 \frac{1}{8}$ ) inches to an iron pin in the southerly line of said Blaisdell-Mulholland land; thence deflecting to the right eighty-five (85) degrees, one (1) minute westerly along the southerly line of said Blaisdell-Mulholland land forty-three (43) feet and six and three-eighths ( $6 \frac{3}{8}$ ) inches to an iron pin at the point of beginning. The internal angle at the southwest corner of the above described parcel of land is ninety-four (94) degrees and fifty-four (54) minutes.

Meaning and intending to convey the westerly portion of said Blaisdell-Mulholland land, the easterly boundary of sixty-nine (69) feet and two and one-eighth ( $2 \frac{1}{8}$ ) inches of the parcel described as being the new westerly line of the retained Blaisdell-Mulholland lot.

#### PARCEL FOUR

A certain lot or parcel of land, together with the buildings and improvements located thereon, located on the westerly side of College Avenue, situate in Waterville, County of Kennebec and State of Maine, being more particularly bounded and described as follows, to wit:

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Bounded easterly by said College Avenue, a distance of eighty-three (83) feet, more or less; southerly by land now or formerly of Joseph Motor Company, a distance of one hundred thirty-five (135) feet, more or less; westerly by land now or formerly of Joseph Motor Company, a distance of seventy (70) feet, more or less; northerly by land now or formerly of Mary Niles and now or formerly of Edward B. Mulholland and Cora W. Mulholland, a total distance of one hundred forty (140) feet, more or less.

Subject, however, to a Notice and Taking by the State of Maine dated February 27, 1963, and recorded in the Kennebec County Registry of Deeds in Book 1292, Page 355 to the extent it affects the premises herein conveyed.

Being the same premises conveyed to M. A. Mathews Company by Warranty Deed from Waterville Window Company, Inc., dated August 11, 1987, and recorded in the Kennebec County Registry of Deeds in Book 3212, Page 136.

WITNESS my hand and seal this 30<sup>th</sup> day of April, 1999.

Signed, Sealed and Delivered  
in the presence of:

William P. Dubord  
William P. Dubord

Manfred A. Mathews  
Manfred A. Mathews  
d/b/a M. A. Mathews Company

STATE OF MAINE  
COUNTY OF KENNEBEC

Dated: April 30, 1999

Then personally appeared the above named **MANFRED A. MATHEWS** d/b/a **M. A. MATHEWS COMPANY** and acknowledged the foregoing instrument to be his free act and deed.

Before me,



William P. Dubord  
Notary Public  
Print Name  
My Commission Expires **WILLIAM P. DUBORD**  
**Attorney At Law**  
**Notary Public**  
**My Commission Expires 6/26/2001**

RECEIVED KENNEBEC SS.

1999 MAY -5 AM 9:00

ATTEST: Harold R. Moore  
REGISTER OF DEEDS